007.0	0006	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	813,200 / 813,200
					USE VALUE:	813,200 / 813,200
					ASSESSED:	813,200 / 813,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87	-89	LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MINNITI LEONARDO & MARY/
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	87 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .088 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2187 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3812.000	423,400	5,100	384,700	813,200
Total Card	0.088	423,400	5,100	384,700	813,200
Total Parcel	0.088	423,400	5,100	384,700	813,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.83 /Parcel: 371.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 6736

GIS Ref

GIS Ref

Insp Date 03/01/18

!724!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 007.0-0006-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	423,400	5100	3,812.	384,700	813,200		Year end	12/23/2021
2021	104	FV	404,900	5100	3,812.	384,700	794,700		Year End Roll	12/10/2020
2020	104	FV	405,000	5100	3,812.	384,700	794,800	794,800	Year End Roll	12/18/2019
2019	104	FV	317,200	5100	3,812.	408,800	731,100	731,100	Year End Roll	1/3/2019
2018	104	FV	317,200	5100	3,812.	298,200	620,500	620,500	Year End Roll	12/20/2017
2017	104	FV	298,400	5100	3,812.	259,700	563,200	563,200	Year End Roll	1/3/2017
2016	104	FV	298,400	5100	3,812.	221,200	524,700	524,700	Year End	1/4/2016
2015	104	FV	267,300	5100	3,812.	216,400	488,800	488,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:55:10

LAST REV

Date	Time
04/24/18	08:30:52
ekelly	
724	

USER DEFINED

Prior Id # 1:	6736
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MINNITI LEONARD	63335-112		3/4/2014	Convenience	99	No	No		See deed remainers change tenancy
MINNITI LEONARD	31976-121		10/31/2000	Family	1	No	No	4	
	10303-282		6/28/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/11/2012	42	Manual	12,353					inter. update repa
1/11/2012	43	New Wind	4,000					replace 16 windows

ACTIVITY INFORMATION

Date	Result	By	Name
3/1/2018	MEAS&NOTICE	BS	Barbara S
4/3/2009	Meas/Inspect	189	PATRIOT
10/26/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	256	PATRIOT
8/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3812		Sq. Ft.	Site		0	80.	1.26	1			Med. Tr	-10					384,738						384,700	

Total AC/HA:	0.08751	Total SF/SM:	3812	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	384,738	Spl Credit		Total:	384,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.17447543
Const Adj.:	0.98490196
Adj $ / SQ:	208.214
Other Features:	118500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	613614
Depreciation:	190220
Depreciated Total:	423393

COMMENTS

SCUTTLE HOLE. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	1
Totals			
2	12	4	

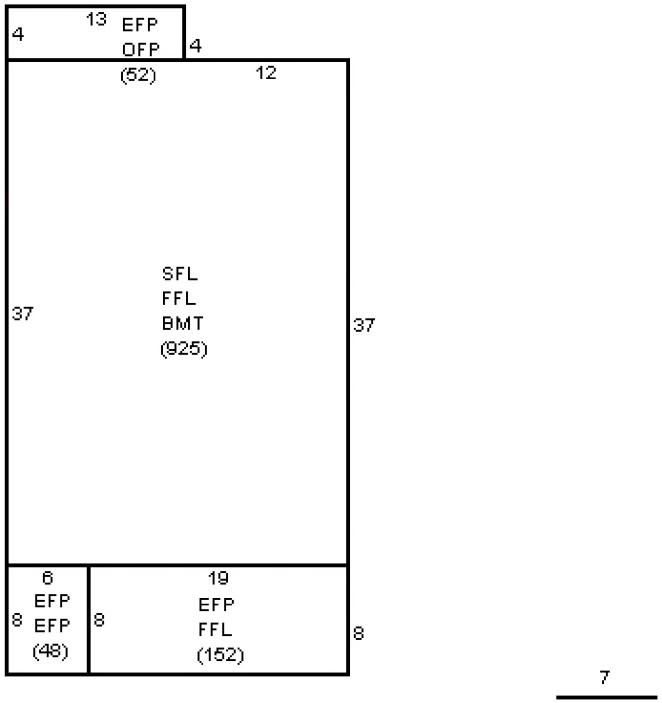
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	208.21
Special Features:	0	Val/Su Net:	129.12
Final Total:	423400	Val/Su SzAd	211.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,077	208.210	224,246
BMT	Basement	925	70.580	65,291
SFL	Second Floor	925	208.210	192,598
EFP	Enclos Porch	300	35.750	10,726
OFP	Open Porch	52	43.340	2,253

Net Sketched Area:	3,279	Total:	495,114
Size Ad 2002	Gross Area 3279	FinArea	2187

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1923	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc